

050.A

Map

0006

Block

0001.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 538,200 /

USE VALUE: 538,200 /

ASSESSED: 538,200 /

Total Card /

Total Parcel

538,200

538,200

538,200

PROPERTY LOCATION

| | | |
|----|--------|-----------------------|
| No | Alt No | Direction/Street/City |
| 14 | | WATER ST, ARLINGTON |

OWNERSHIP

| | | | | | |
|-----------|--------------------|--------|--|----------|---|
| Owner 1: | TRYON MARGARET | | | | |
| Owner 2: | | | | | |
| Owner 3: | | | | | |
| Street 1: | 14 WATER ST UNIT 1 | | | | |
| Street 2: | | | | | |
| Twn/City: | ARLINGTON | | | | |
| St/Prov: | MA | Cntry: | | Own Occ: | Y |
| Postal: | 02476 | Type: | | | |

PREVIOUS OWNER

| | | | |
|-----------|------------------------|--------|--|
| Owner 1: | CAMP JAMES P - | | |
| Owner 2: | CAMP HALPENNY NICOLE - | | |
| Street 1: | 14 WATER ST UNIT 1 | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry: | |
| Postal: | 02476 | | |

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1880, having primarily Aluminum Exterior and 1362 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| | | | |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
| | | | |
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PROPERTY FACTORS

| | | | | | | |
|------------|------|-------------|-----|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 7664 | | | | | | | | | | | | G6 | 1. | | | |

IN PROCESS APPRAISAL SUMMARY

| | | | | | |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
| 102 | 0.000 | 534,900 | 3,300 | | 538,200 |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| Total Card | 0.000 | 534,900 | 3,300 | | 538,200 |
| Total Parcel | 0.000 | 534,900 | 3,300 | | 538,200 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 395.15 | /Parcel: | 395.1 |

PREVIOUS ASSESSMENT

| | | | | | | | | | | |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2020 | 102 | FV | 526,800 | 3300 | . | | 530,100 | 530,100 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 491,400 | 3300 | . | | 494,700 | 494,700 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 434,200 | 3300 | . | | 437,500 | 437,500 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 395,500 | 3300 | . | | 398,800 | 398,800 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 395,500 | 3300 | . | | 398,800 | 398,800 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 365,200 | 3300 | . | | 368,500 | 368,500 | Year End Roll | 12/11/2014 |
| 2014 | 102 | FV | 348,400 | 3300 | . | | 351,700 | 351,700 | Year End Roll | 12/16/2013 |
| 2013 | 102 | FV | 348,400 | 3300 | . | | 351,700 | 351,700 | | 12/13/2012 |

SALES INFORMATION

| | | | | | | | | | |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| CAMP JAMES P, | 60729-145 | | 12/14/2012 | | 422,000 | No | No | | |
| ANANTHAKRISHNAN | 49958-384 | | 8/17/2007 | | 415,000 | No | No | | |
| MC CABE KATHLEE | 42782-381 | | 5/13/2004 | | 402,500 | No | No | | |
| | | | | | | | | | |
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TAX DISTRICT

| | | | | | | | | | |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| CAMP JAMES P, | 60729-145 | | 12/14/2012 | | 422,000 | No | No | | |
| ANANTHAKRISHNAN | 49958-384 | | 8/17/2007 | | 415,000 | No | No | | |
| MC CABE KATHLEE | 42782-381 | | 5/13/2004 | | 402,500 | No | No | | |
| | | | | | | | | | |
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PAT ACCT.

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|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| CAMP JAMES P, | 60729-145 | | 12/14/2012 | | 422,000 | No | No | | |
| ANANTHAKRISHNAN | 49958-384 | | 8/17/2007 | | 415,000 | No | No | | |
| MC CABE KATHLEE | 42782-381 | | 5/13/2004 | | 402,500 | No | No | | |
| | | | | | | | | | |
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BUILDING PERMITS

| | | | | | | | | |
|------------|--------|----------|--------|-----|------------|----------|------------|-----------------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
| 11/16/2010 | 2287 | New Wind | 7,000 | | | | | REPL 10 WINDOWS |
| | | | | | | | | |
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ACTIVITY INFORMATION

| | | | |
|-----------|--------------|-----|-------------|
| Date | Result | By | Name |
| 7/19/2018 | Measured | DGM | D Mann |
| 5/4/2005 | External Ins | BR | B Rossignol |
| | | | |
| | | | |
| | | | |
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| | | | |

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

| | | | | |
|---------------|------------------|--------|---|---|
| Type: | 99 - Condo Conv | | | |
| Sty Ht: | 1 - 1 Story | | | |
| (Liv) Units: | 1 | Total: | 1 | |
| Foundation: | 3 - BrckorStone | | | |
| Frame: | 1 - Wood | | | |
| Prime Wall: | 3 - Aluminum | | | |
| Sec Wall: | | | | % |
| Roof Struct: | 1 - Gable | | | |
| Roof Cover: | 1 - Asphalt Shgl | | | |
| Color: | WHITE | | | |
| View / Desir: | | | | |

| | | | |
|-----------|---|---------|------|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

[illegible]

GENERAL INFORMATION

| | |
|--------------------|-------------|
| Grade: C - Average | |
| Year Blt: 1880 | Eff Yr Blt: |
| Alt LUC: | Alt %: |
| Jurisdic: G12 | Fact: . |
| Const Mod: | |
| Lump Sum Adj: | |

| OTHER FEATURES | | | |
|----------------|---|---------|-----------|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

CONDO INFORMATION

| | |
|--------------|---------------|
| Location: | |
| Total Units: | |
| Floor: | 1 - 1st Floor |
| % Own: | 47.000000000 |
| Name: | |

RESIDENTIAL GRID

| | | | | | | | | | | | | |
|--------------|--------------|----|--------|---|----------|----|----|----|----|----|---|------------|
| 1st Res Grid | Desc: Line 1 | | | | | | | | | | | # Units: 1 |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 6 | | BRs: 2 | | Baths: 1 | | HB | | | | | |

INTERIOR INFORMATION

| | | | |
|----------------|---------------|--------------|------|
| Avg Ht/FL: | STD | | |
| Prim Int Wall: | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | | 25 % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

| DEPRECIATION | | |
|--------------|--------------|--------|
| Phys Cond: | GV - Good-VG | 10.0 % |
| Functional: | | 0.0 % |
| Economic: | | 0.0 % |
| Special: | | 0.0 % |
| Override: | | 0.0 % |
| | Total: | 10.8 % |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 295.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98745072 |
| Adj \$ / SQ: | 393.252 |
| Other Features: | 64000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 599610 |
| Depreciation: | 64758 |
| Depreciated Total: | 534852 |

REMODELING

| | |
|------------|--|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---------|-----|-----|----|
| 1 | 6 | 2 | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| Totals | | | |
| 1 | 6 | 2 | |

MOBILE HOME

| | | | | | | | | | |
|-------|--|--------|--|-----------|--|-------|--|--------|--|
| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|-------|--|--------|--|-----------|--|-------|--|--------|--|

SPEC FEATURES/YARD ITEMS

[illegible]

| | | | | | | |
|---------|-------------------|-------|-------------------------|--|--------|-------|
| More: N | Total Yard Items: | 3,300 | Total Special Features: | | Total: | 3,300 |
|---------|-------------------|-------|-------------------------|--|--------|-------|

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|--------------------|--------------|-----------|-----------|--------------|------|
| GLA | Gross Liv Ar | 1,362 | 393.250 | 535,610 | |
| | | | | | |
| | | | | | |
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| | | | | | |
| | | | | | |
| | | | | | |
| Net Sketched Area: | | 1,362 | Total: | 535,610 | |
| Size Ad | 1362 | Gross Are | 1362 | FinArea | 1362 |

SUB AREA DETAIL

| | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|-------------|-----------|---------|-----------|----|-------|
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| | | | | | | |
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| 0 | | | | | | |
| 2 | | | | | | |

IMAGE

AssessPro Patriot Properties, Inc

